



# Rapid City Planning Commission

## Conditional Use Permit Project Report

April 21, 2016

<b>Item #10</b>
<b>Applicant Request(s)</b>
Case # 16UR007 – Conditional Use Permit to allow a telecommunications dish antenna in the Light Industrial District
Companion Case(s) # N/A

<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends that the Conditional Use Permit be approved with the stipulation(s) noted below</b>

<b>Project Summary Brief</b>
The applicant has submitted a Conditional Use Permit to allow a telecommunications dish antenna on property zoned Light Industrial District. In particular, the applicant is proposing to construct a 20 foot high satellite dish antenna with a back-up generator and equipment cabinet. The site will also be fenced with a seven foot high chain link with one foot of barbed wire.

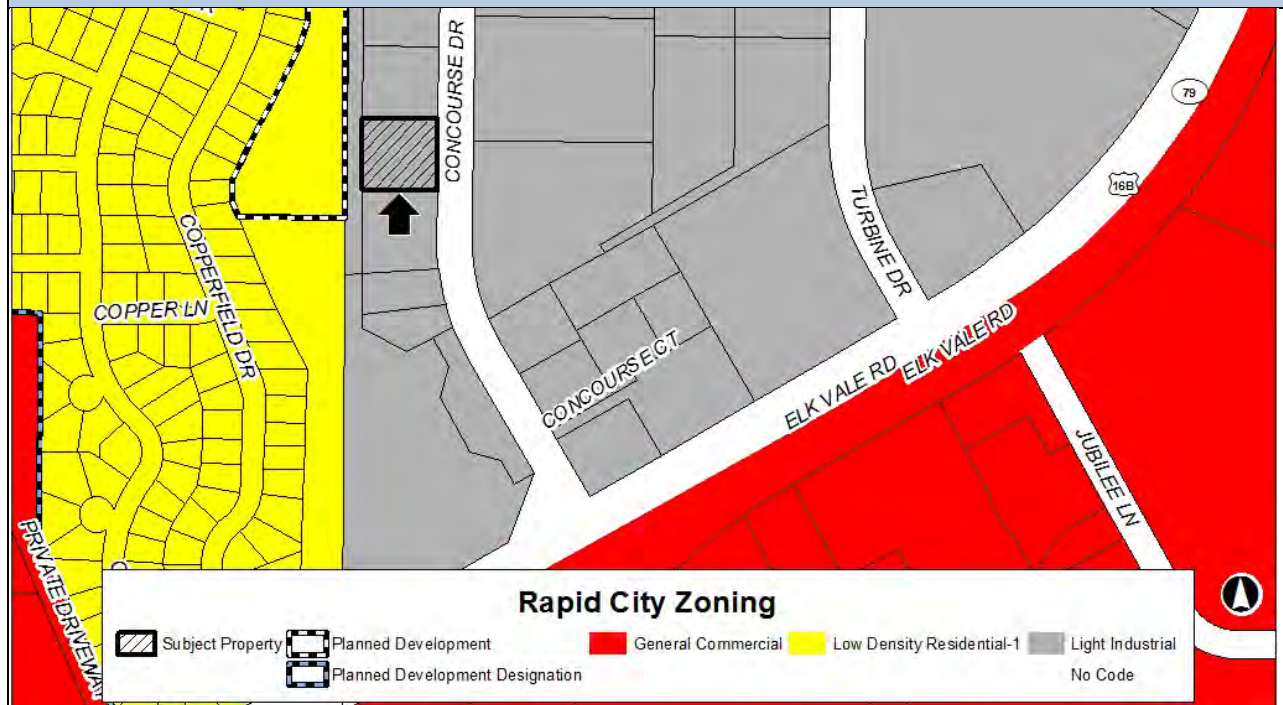
Applicant Information	Development Review Team Contacts
Applicant: ViaSat Inc.	Planner: Fletcher Lacock
Property Owner: GLM Land Corp	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: Fisk Land Surveying and Consulting Engineers, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	1401 Concourse Drive
Neighborhood	Elk Vale Road
Subdivision	Rushmore Regional Industrial Park
Land Area	0.97 acres (42,689 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Concourse Drive
Water Provider	Rapid City
Sewer Provider	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric
Floodplain	N/A

### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	EC	Void of structural development
Adjacent North	LI	EC	One-story industrial structure
Adjacent South	LI	EC	Void of structural development
Adjacent East	LI	EC	One story industrial structure
Adjacent West	LDR-PD	UN	Drainage area / void of structural development

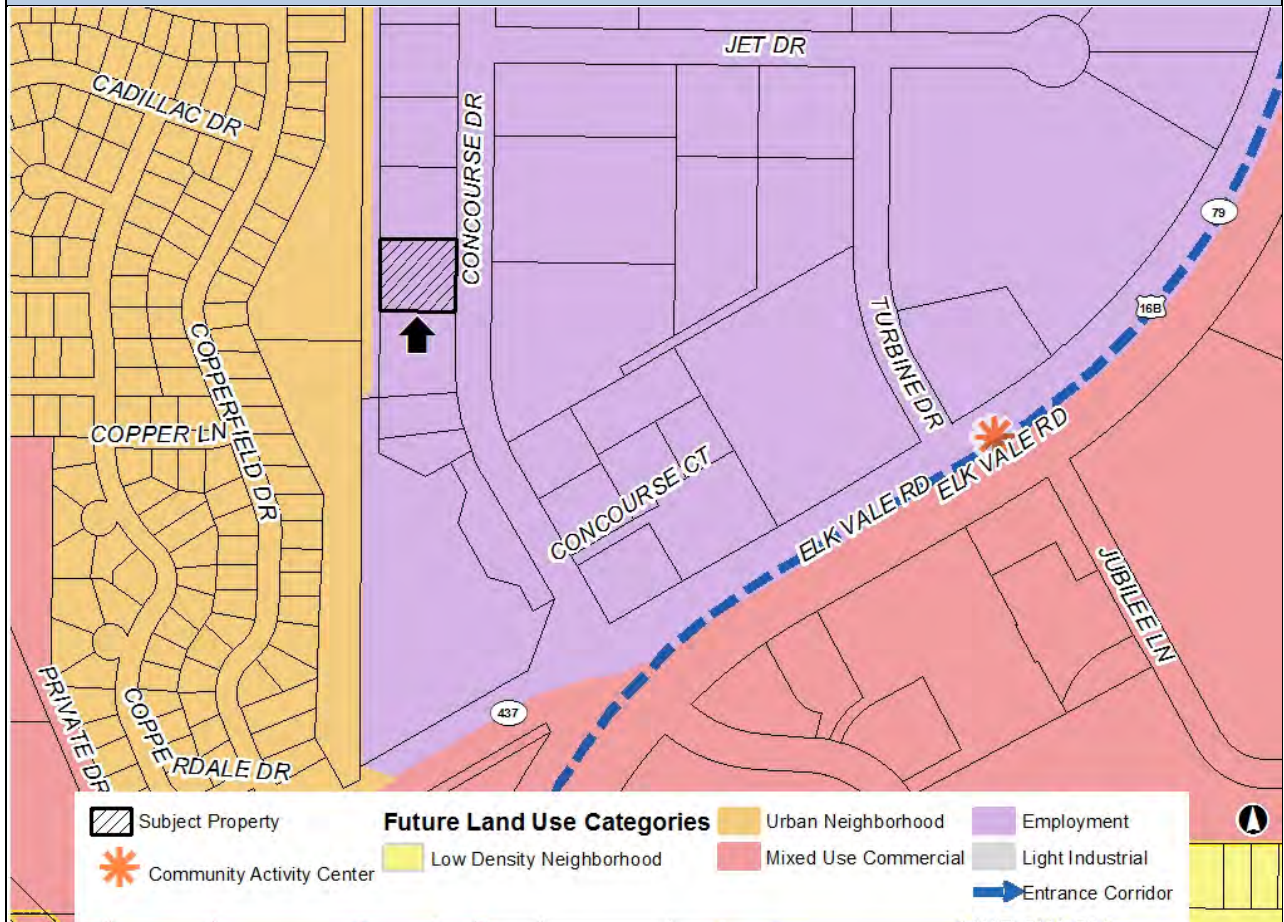
### Zoning Map



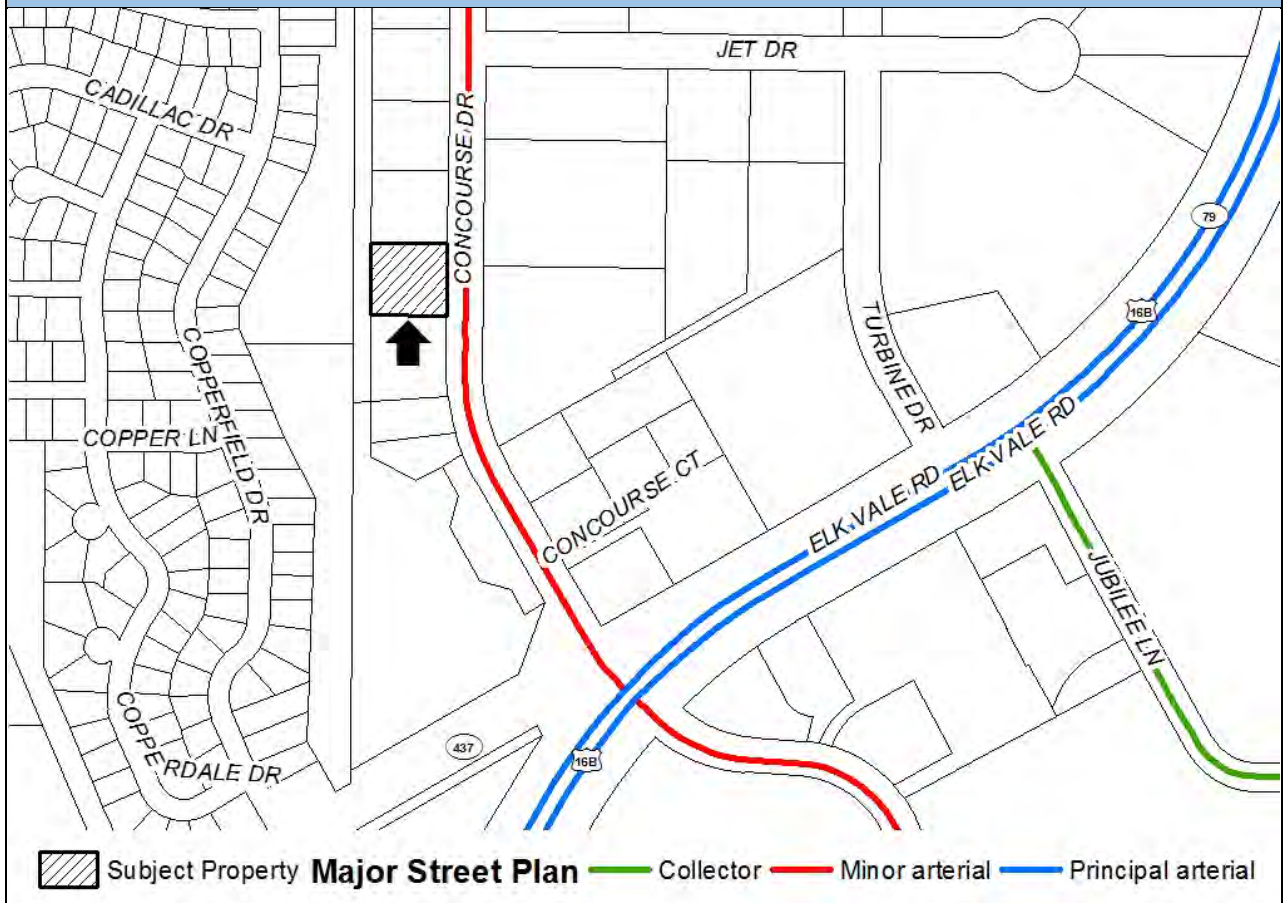
### Existing Land Uses



### Comprehensive Plan Future Land Use








### Parks or Transportation Plan





Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	42,689 square feet	
Lot Frontage	N/A	Approximately 200 feet	
Maximum Building Heights	Telecommunications dish antenna are exempt	20 feet	
Maximum Density	75%	2%	
Minimum Building Setback:			
• Front	25 feet	68 feet	
• Rear	25 feet	117 feet	
• Side	25 feet	55 feet from north lot line / 105 feet from south lot line	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	42,689	52,040	
• # of landscape islands	N/A	"0"	
Minimum Parking Requirements:			
• # of parking spaces	2	2	
• # of ADA spaces	1	1	
Signage	Two square feet for every linear square foot of frontage	No signage proposed	
Fencing	8 feet / Barbed wire is allowed 6 feet above ground	Proposed 7 foot chain link fence with one foot of barb wire	

Planning Commission Criteria and Findings for Approval or Denial	
<b>Pursuant to Section 17.54.030(E) of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow a cellular communication tower</b>	
1. The location, character and natural features of the property:	The property is located at 1401 Concourse Drive. Currently, the property is void of structural development.
2. The location, character and design of adjacent buildings:	Properties to the north, south and east are zoned Light Industrial District and are developed with one-story structures. Property to the west is secured as a drainage lot. West of the drainage is a single-family development.
3. Proposed fencing, screening and landscaping:	The applicant is proposing to construct a seven foot tall chain link fence with one foot of barbed wire on top. In addition, the applicant is proposing 5 small trees total on the north and west sides of the fenced area and a row of shrubs on the east side.
4. Proposed vegetation, topography and natural drainage:	The applicant should be aware that upon submittal of a Building Permit, a grading plan and an erosion and sediment control plan must be submitted for review and approval.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered	Vehicular access to the property is from Concourse drive. The site plan identifies a four foot wide sidewalk along Concourse Drive. Upon submittal of a Building Permit, the site plan must be revised to show a five foot wide property

vehicles and provisions for handicapped persons:	line sidewalk.
6. Existing traffic and traffic to be generated by the proposed use:	Once constructed, the proposed telecommunications dish antenna is not anticipated to generate much traffic beyond standard maintenance crews and facility management.
7. Proposed signs and lighting:	The applicant is not proposing any new signage or lighting.
8. The availability of public utilities and services:	The property is currently served by Rapid Valley Sanitary District. No sewer or water services are needed for the proposed development.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned Light Industrial District and is located adjacent to Concourse Drive. A telecommunications dish antenna is identified as a conditional use in the district.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The applicant should be aware that the dimensions of the proposed parking spaces do not meet the minimum requirements of Chapter 17.50.270 of the Rapid City Municipal Code. The handicap accessible parking space must be designed for van accessibility and the second parking space must be a minimum of nine feet wide.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	It does not appear that the proposed use will have a negative effect on noise, odor, smoke, dust, air, and water pollution. The property is located in an industrial corridor and the drainage lot to the west provides a buffer to the closest residential development.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulations of approval will ensure that the telecommunications dish antenna is 20 feet in height and that any expansion of the use will require a Major Amendment to the Conditional Use Permit.

<b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>	
<b>In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:</b>	
<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
	N/A
	<b>A Vibrant, Livable Community</b>
	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1A	<b>Major Street Plan Integration:</b> The proposed telecommunications dish antenna is located in an industrial corridor along Concourse Drive which is identified as a Minor Arterial Street on the City's Major Street Plan.
	<b>Economic Stability and Growth</b>

	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Conditional Use Permit requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Conditional Use Permit is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Employment Center</b>
<b>Design Standards:</b>	
N/A	The property is zoned Light Industrial District and a telecommunications dish antenna is identified as a conditional use.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>Elk Vale Road</b>
<b>Neighborhood Goal/Policy:</b>	
N/A	The property is located within an existing industrial corridor along a Minor Arterial Street. The proposed telecommunications dish antenna is a conditional use in the district.

<b>Findings</b>	
Staff has reviewed the Conditional Use Permit to allow a telecommunications dish antenna pursuant to Chapter 17.22, and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The property is zoned Light Industrial District and is located within an existing industrial corridor along a minor arterial street. A telecommunications dish antenna is a conditional use in the district. A drainage ditch to the west provides a buffer between the property and the closest residential uses.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Conditional Use Permit to allow a telecommunications dish antenna be approved with the following stipulation:	
1.	Upon submittal of a Building Permit, the parking plan shall be revised to provide a handicap van accessible parking space and the second parking space shall be a minimum of nine feet wide;
2.	Upon submittal of a Building Permit, the site plan shall be revised to show a five foot wide property line sidewalk; and,
3.	The Conditional Use Permit shall allow a 20 foot high telecommunications dish antenna, a back-up generator and an equipment cabinet. Any expansion of the use shall require a Major Amendment. Permitted uses within the Light Industrial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Conditional Use Permit.